

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2ND CONCEPT REVIEW OF 912-920 KING STREET
BAR CASE # 2019-00556

JANUARY 22 BAR HEARING MINUTES

SPEAKERS

Michael Winstanley, architect, presented the project and was available to answer questions.

Steve Milone, President of Old Town Civic Association and resident in 900 block Prince Street. Mr. Milone said that the civic association had not yet voted on the proposed project but that the members he spoke with agreed with the staff report. He raised some concerns about setbacks, the visibility of the west elevation and the need for additional setbacks. He suggested that the alley behind the project be replaced with cobblestones, as the east end of the alley is, when the project is completed.

Mike Gilbert, Firehouse Square owner, said that he generally supported development but that the height and mass relative to the Firehouse Square addition should be restudied so that it does not appear as tall as the historic structure. He referenced the setback from the 1980s addition on the east side of Firehouse Square. He said that he liked the architecture of the building and the blue brick but said that the building should be consistent with the Design Guidelines and the recommendation that new buildings should be background buildings that are compatible with nearby buildings of historic merit.

DISCUSSION

Mr. Spencer said that he supported the height of the project and the architectural character but said that the massing and scale needed to be restudied. He said that the wedding cake approach did not help to visually reduce the building mass and encouraged the architect to look at a vertical break and additional setbacks. He said those modifications would help to minimize the appearance of this building, which will be the largest on the block, and maintain the rhythm of the historic buildings on the King Street blockfaces.

Mr. Conkey said that he, too, had some concerns with the mass of the buildings. He said that the eight-inch setbacks were too subtle and suggested that the second and third floor be in the same plane, and questioned the need for setbacks on the south, alley façade, so that the upper

floor on King Street could have a greater setback. He also said that he agreed that the building felt too horizontal and that a vertical break could help break up the long façade. Mr. Conkey said that he had no objection to the use of blue brick and encouraged the applicant to be playful with the design.

Ms. Neihardt said that she thought the building was too massive and that it should be broken down vertically. She said she understands the applicant's desire for a pedestrian alley on the east side but was not yet convinced that it will be welcoming and bright. She said that she did not like the multi-light Colonial style windows and suggested that these could be more contemporary. She recommended that the applicant work to make the building more interesting and less imposing.

Ms. Roberts said that she thought the building was too tall and reminded the Board of the potential precedent that this building could be setting. She said that the proposed density is appropriate near the Metro, but that she did not know if it was appropriate in the heart of the historic district. She said that the pedestrian alley on the east side felt too private and not inviting, in part because of the sign extending above the entrance and in part because of the width and length of the alley. She apologized to the applicant that three BAR members were absent at the hearing and encouraged them to reach out to those members individually before proceeding with design refinements. She said that she looked forward to seeing the project at another concept review.

CONCEPT II UPDATE

This is the second BAR concept review before the Board for the proposed redevelopment of the property at 912-920 King Street which includes the construction of a four-story building with retail and live/work on the ground floor and residential units on the floors above. At the BAR hearing on January 22, 2020, the BAR provided comments on the height, scale, mass, and architectural character of the proposed project. Most of the BAR present at the meeting supported the proposed four-story height but there was concern regarding the massing of the building with some members expressing the opinion that the building appeared too massive and suggested that the applicant explore the use of vertical elements to break up the elevation facing King Street. Board members expressed concern that the proposed pedestrian alley along the east side of the site did not feel inviting to the public. The applicant was asked to address the concerns about the building massing and the entrance to the alley.

The changes have been detailed below and much of the background information from the January 22, 2020 staff memo is included for context.

I. SUMMARY

The applicant, Galena Capital Partners, is requesting BAR Concept Review of a four-story mixed-use development with retail frontage on King Street and residential units above on the three lots at 912, 916 and 920 King Street. The concept review for this project is going forward concurrently with the concept review for the redevelopment of the surface parking lot in the 100 block of South Henry Street (BAR Case #2019-00557), which is also under contract by the applicant.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

Both Development Special Use Permits (DSP2019-0032 and DSP2019-0033) will be heard by Planning Commission and City Council in September 2020.

II. SITE CONTEXT AND HISTORY

Site Context

Following an unsolicited offer to purchase the City-owned surface parking lots at King and Henry streets in January 2016, the City issued a Request for Proposals (RFP) for the disposition, sale and redevelopment of these properties provided that there would be no net loss of parking spaces (85) between the two properties. The applicant's proposal was selected, in part, because the proposal included phased construction to minimize the disruption of parking, with the Henry Street project and its structured parking garage constructed first. On October 3, 2019, the Planning Commission confirmed that the sale of the City's King and Henry Street properties was consistent with the City's Master Plan (Section 9.06 of City Charter) and the properties will be sold pending approval of the DSUP.

The project site consists of three vacant lots currently used as a surface parking lot (Figure 1). The alley behind the subject property, Downham Way, is private. The location of the site adjacent to a low two-story building at the corner of King and Patrick streets means that the sight is highly visible.

The site is primarily surrounded by two- and three-story buildings, mostly historic, containing a variety of retail, personal service and office uses. An addition to the Firehouse Square building rises to four-stories adjacent to the project site. Although the block on which the project is located is zoned commercially (KR, CD and CL), some of the buildings have residential uses, primarily those fronting on Prince Street.



Figure 1: Aerial of project site outlined in red with the associated Henry Street project shown with dashed line.

History

The three parcels at 912-920 King Street were formerly occupied by freestanding masonry buildings demolished in the mid-20th century. The site is flanked by a two-story masonry building at the corner of Patrick and King streets (922/924 King) built in phases beginning in 1961 according to building permits, and a three-story Italianate style Victorian townhouse with a corbeled cornice and decorative brickwork to the east. According to Ethelyn Cox in her book *Historic Alexandria Virginia Street By Street*, the building at 910 King was originally two stories with a gable roof probably dating from the early 19th century. The false front and third floor were added between 1891 and 1896, according to the Sanborn Fire Insurance Maps.

East of 910 King is Firehouse Square at 906/908 King Street and a classic three-story Art Deco commercial building constructed sometime between 1921 and 1931 (Sanborn) as a department store with two recessed entrances surrounded by large glass display windows. The limestone facade has certain neo-classical decorative elements, but its fenestration and the building name graphics, are evocative of the Art Deco era. In the late 1980s, a four to five-story addition was constructed at the rear of Firehouse Square and 904 King Street and a portion of that addition is adjacent to the project site, immediately behind 910 King Street. The 2 ½ story red brick semidetached structure across Downham Way to the south at 112/114 South Patrick Street was constructed ca. 1812 and the three-story brick townhouses across King Street to the north were constructed between 1797 and 1802, according to *Historic Alexandria Street By Street*.

III. PROPOSED DEVELOPMENT

Following the January 22, 2020 BAR meeting, the architect continued to study the details of the project in response to the Board's comments. The changes are summarized below:

The applicant revised the design for the building to add a notch to the north and south elevations to break up the overall building massing into two segments, creating the impression that there are two separate buildings, one on the west side and one on the east side of the north elevation, facing King Street. On the western portion of the building the 8" setbacks on each floor have been eliminated, the first, second, and third floors are now in a single plane and the fourth floor is set back 9' from the face of the building to create a terrace. The 8" setbacks remain on the eastern portion of the building to include the side facing the new pedestrian alley and the alley to the south.

Previously the window pattern for the building was symmetrical along the King Street elevation with storefront windows on the ground floor and multi-pane windows at the upper levels. The windows on the second and third floors were the same in size and mullion pattern while the fourth-floor windows were smaller but with the same mullion pattern. The revised design includes a re-organization of the windows to reinforce the idea that there are two separate buildings. In addition, the mullion pattern has been revised to create a more modern design aesthetic.

The applicant has included three different color studies (Figure 2). The first option, Option A & A.1, shows a light-colored brick at the eastern portion of the building with a grey brick at the western side of the building. In the second option, Option A.2 & A.3, the grey brick is replaced with a buff colored brick. The third color option, Option B.1 & B.2, includes a dark brick for the first floor with the second and third floors of the building in a lighter brick. In each of these options the notch at the northeast corner of the building uses a darker brick to emphasize the recess.



Figure 2: King Street elevation color studies (Option A, A.2, B.1 from left to right)

The figures below show the Concept I elevation, followed by the current Concept II proposals for three of the four building elevations. The King Street façade (north elevation) is shown in Figure 3 and 4; the pedestrian alley (east elevation) is shown in Figure 5 and 6; and, rear vehicular alley (south elevation) is shown in Figure 7 and 8. The color scheme identified as Option A is shown for all of the Concept 2 elevations.



Figure 3: King Street elevation (BAR Concept 1 1/22/20)



Figure 4: King Street elevation (BAR Concept 2 4/1/20)



Figure 5: Pedestrian alley elevation (BAR Concept 1 1/22/20)



Figure 6: Pedestrian alley elevation (BAR Concept 2 4/1/20)



Figure 7: Alley elevation (BAR Concept 1 1/22/20)



Figure 8: Alley elevation (BAR Concept 2 4/1/20)

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass and general architectural character. It is not unusual for projects to return to the BAR for more than one concept review. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, the architectural details used throughout the building should be consistent with that same style noting, however, that the building should not be a slavish replica of any specific building in the district. Additionally, the *Design Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines."



Figure 9: King Street rendering (4/1/2020; Option B color scheme)

Staff finds the Concept 2 plans to be responsive to the Board's comments. The previous submission included 8" building setbacks at each floor giving the building an overall horizontal look that made it appear more massive. The revised design includes a vertical notch that breaks up the perceived mass of the building. The inclusion of the fourth-floor terrace on the western section of the building and the change in brick color between the two sections helps to reinforce the appearance that there are two separate structures on the site. Including the incremental steps on the portion of the building facing the alley reinforces the open nature of the alley by creating a strong corner element. Public entrances off the alley and features such as the planter and decorative pavers attempt to draw the public into the alley on the east side of the site. The approximately 7' x 18' notch in the northeast corner of the building provides visual space for the historic building to the east while reinforcing the vertical proportions of this portion of the building.

In the opinion of staff, there are a few areas where further refinements are necessary, as described below, although they are relatively minor and can be addressed through the Certificate of Appropriateness process after Planning Commission and City Council have approved the project.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the height, scale mass and general architectural character of the proposed project.

Staff recommends additional refinements in the areas discussed below:

- *Cornice.* In the revised configuration, the west side of the building presents a more formal building massing that draws upon some of the details of neighboring historic buildings. Typically, this type of design includes a decorative cornice at the top of the building to reinforce the base-middle-top composition of the building façade. This is also an important reference to the historic context. Staff recommends that the applicant explore the addition of a cornice element to the west portion of the building.
- *Fenestration.* Previously, the Board encouraged the applicant to revise the windows to have more modern mullion patterns instead of directly referencing the historic multi-pane windows. The revised design addresses this request and includes a mullion pattern that is reflective of the overall building proportions. The organization of the windows is asymmetrical on the North building elevation, which is appropriate for the east section of the building where the overall form is asymmetrical, but the west part of the building presents a more formal massing where a symmetrical window configuration would be more appropriate. The window configuration for both parts of the building should be further studied so that there is a clear pattern, serving to reinforce the overall design intent.
- *Storefront.* Section 6-705-E-2 of the Zoning Ordinance states that the ground floor King Street frontage is to be 75% storefront. The current proposed design includes less than this required amount. It is typical for ground floor elevations along King Street to have larger openings than the floors above, allowing for the required expanse of storefront. Staff recommends that the applicant explore options to increase this area while maintaining the alignment with the window patterns above. This could include options such as grouped masonry openings with decorative columns in lieu of brick piers to allow for slightly more glazing.
- *Brick Color.* The applicant has submitted three overall schemes for the color of the brick. The first scheme, Option A & A.1, shows a light-colored brick at the eastern portion of the building with a grey brick at the western side of the building. In the second scheme, Option A.2 & A.3, the grey brick is replaced with a buff colored brick. The third color scheme, Option B.1 & B.2, includes a dark brick for the first floor with the second and third floors of the building in a lighter brick. Staff prefers the colors shown in Option A, A.1, A.2, or A.3 to Option B.1 or B.2. These schemes reinforce the appearance of there being two separate parts of the building which helps to break down the overall building size. The schemes in Option B include a continuous dark brick color at the base of the building which conflicts with the architectural massing. The submitted documents show a dark brick color in the notch at the northeast corner of the building. This will create a condition where the brick colors will have to change at an outside corner and will create a space that is darker than the rest of the building. It is the opinion of staff that the brick in this area should match the brick that is directly adjacent to avoid this awkward condition.
- *Masonry Detailing.* Critical to the success of this project is the masonry detailing shown in the submission. Quoining and brick patterning are shown on all parts of the building. This

will help to further reduce the overall impression of the size of the building by reducing the scale of the individual building components. The 8” setbacks at the east side of the building will be capped with a precast band that will create the transition between the different planes. Staff recommends that these important details be developed further as the project continues into the Certificate of Appropriateness phase.

- *Pedestrian Alley.* The proposed project will include a new alley at the east side of the lot, providing access to the residential entry and creating space between the new building and the adjacent historic building. The provided documents show an overhead sign spanning the entry to the alley. In the previous Concept review the Board indicated concern regarding this sign as there isn’t an historical precedent for this type of alley entrance in the historic district. Staff recommends that the applicant explore alternative signage designs to help draw the public into the alley. The elevation of the east side of the building includes a large area that is indicated as “Potential art wall with lighting.” It is difficult to determine at this stage what the art on this wall will look like and whether it will be able to encompass this large area. Without applied artwork, the overall impression is that this elevation is stark and does not help to draw the public into the alley. Staff recommends that the applicant study this elevation to ensure that it is successful with or without the application of artwork.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. ATTACHMENTS

1 – *Application for 912-920 King Street Concept Review*

2 – *January 22, 2020 Staff Report with Approved minutes*

2 – *BAR Concept Review Policy (adopted 2001 and amended in 2016)*

ADDRESS OF PROJECT: 912-920 King StreetDISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.01-8-2, 074.01-8-3 & 074.01-8-4 ZONING: KRAPPLICATION FOR: *(Please check all that apply)*☐ CERTIFICATE OF APPROPRIATENESS ☒ CONCEPT REVIEW☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Galena Capital PartnersAddress: 1010 Pendleton St.City: Alexandria State: VA Zip: 22314Phone: (703) 898-9236 E-mail: oab@galenacap.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Winstanley Architects & Planners Phone: (703) 519-8081E-mail: ljh@winstanleyarchitects.com

Legal Property Owner:

Name: City of AlexandriaAddress: 301 King StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 746-3834 E-mail: catherine.miliaras@alexandriava.gov

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☒ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The proposed building is 4-storey mixed-use development with residential at the upper three floors and retail below at the King Street frontage. The project additionally is seeking flexibility in either all retail at the ground floor or a mix with Live/ Work units at the south side facing the public alley. At the east property line, the building will be set back 10' from the existing buildings to provide open space at the street level. The building is setback at several strategic locations to address street context, increased light into the alley and breakdown the massing. The building mass is further broke down with horizontal layering of brick detailing at each floor level.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ ^{N/A} Linear feet of building: Front: ^{30'} _____ Secondary front (if corner lot): ^{10'} _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☐ ☒ Photograph of building showing existing conditions.
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☒ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☒ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☒ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
(N/A for Concept Review)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: LEEJUNG HONGDate: 12/20/2019

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Omar Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	25%
2. Ahmad Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	75%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 912-920 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street Alexandria VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/03/2020

Date

Omar Abdul-Baki

Printed Name



Signature

912, 916 & 920 KING ST. BAR # 2019-00556

ALEXANDRIA, VA

WINSTANLEY

ARCHITECTS & PLANNERS

DECEMBER 20, 2019 BAR CONCEPT I
MARCH 6, 2020 BAR CONCEPT II

912-920 KING STREET
Alexandria, VA



Professional Certificate
I certify that these documents were prepared or supervised by me, and that I am a duly licensed architect registered in the State of Virginia, License No. 000101257, expiration date 09/31/2025.



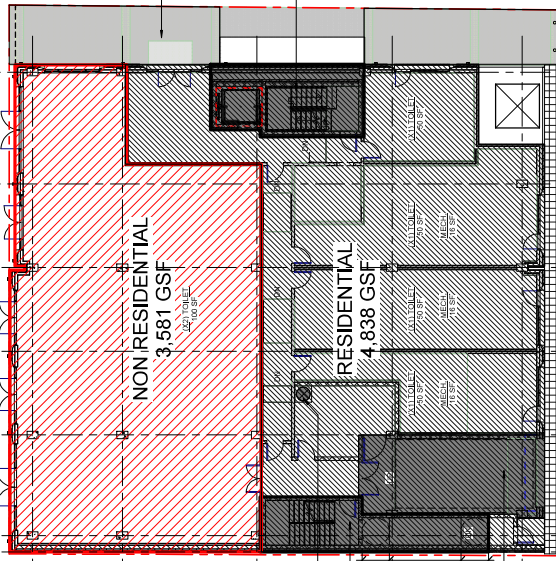
REGISTRATION		ISSUE DESCRIPTION	
NO.	DATE	NO.	DESCRIPTION
1202010	02/02/2010	001	CONCEPT I
1202011	02/02/2010	002	CONCEPT II
1202012	02/02/2010	003	PRELIMINARY PLAN
1202013	02/02/2010	004	CONCEPT III
1202014	02/02/2010	005	CONCEPT IV
1202015	02/02/2010	006	CONCEPT V
1202016	02/02/2010	007	CONCEPT VI
1202017	02/02/2010	008	CONCEPT VII
1202018	02/02/2010	009	CONCEPT VIII
1202019	02/02/2010	010	CONCEPT IX
1202020	02/02/2010	011	CONCEPT X
1202021	02/02/2010	012	CONCEPT XI
1202022	02/02/2010	013	CONCEPT XII
1202023	02/02/2010	014	CONCEPT XIII
1202024	02/02/2010	015	CONCEPT XIV
1202025	02/02/2010	016	CONCEPT XV
1202026	02/02/2010	017	CONCEPT XVI
1202027	02/02/2010	018	CONCEPT XVII
1202028	02/02/2010	019	CONCEPT XVIII
1202029	02/02/2010	020	CONCEPT XIX
1202030	02/02/2010	021	CONCEPT XX

ATC PROJECT NO. ##-##
DRAWN BY: XX
CHECKED BY: XX

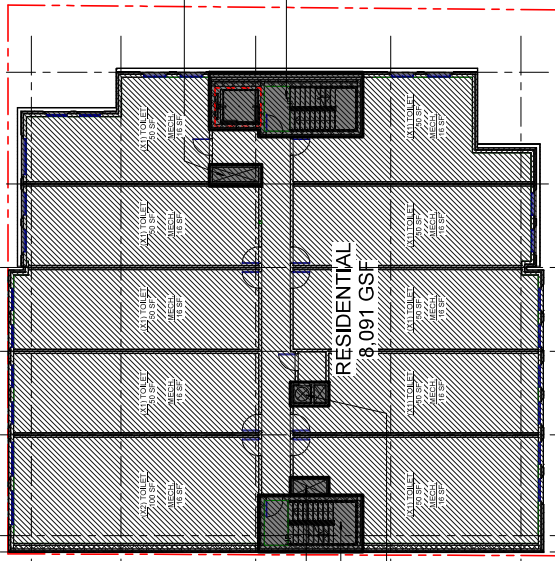
APPROVED
SPECIAL USE PERMIT NO. 2019-0001
PROJECT NO. 2019-0001
DATE RECORDED: 02/02/2010
PROJECT NO. 2019-0001
DATE RECORDED: 02/02/2010

PROJECT NO. 2019-0001
SHEET TITLE: FAR & OPEN SPACE PLANS
SCALE: 1/8" = 1'-0"

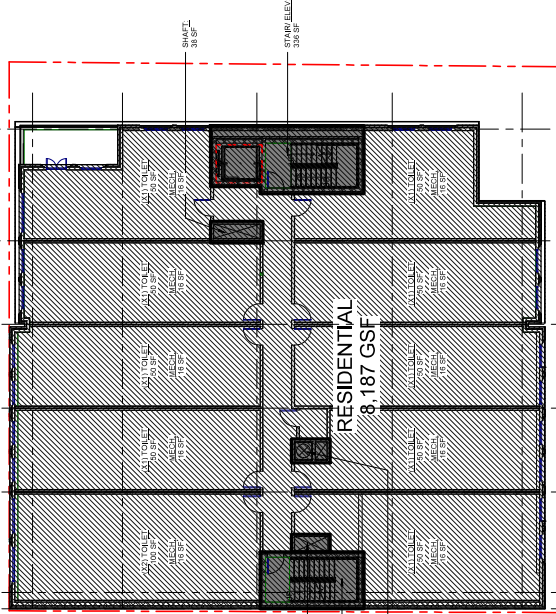
SHEET NUMBER:
A-010



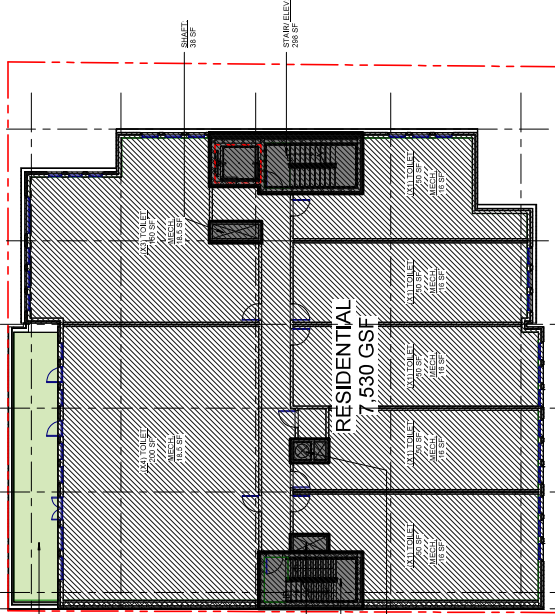
D2 FAR PLAN - GROUND FLOOR
3/32" = 1'-0"



A2 FAR PLAN - THIRD FLOOR
3/32" = 1'-0"



D5 FAR PLAN - SECOND FLOOR
3/32" = 1'-0"



A5 FAR PLAN - FOURTH FLOOR
3/32" = 1'-0"

912-920 KING STREET
Alexandria, VA



Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
C40101257, expiration date 08/31/2020



REGISTRATION:		ISSUE DESCRIPTION
NO.	DATE	
	12/20/2019	DBUP CONCEPT II
	12/20/2019	BAR CONCEPT I
	02/28/2020	PRELIMINARY PLAN
	03/06/2020	BAR CONCEPT II

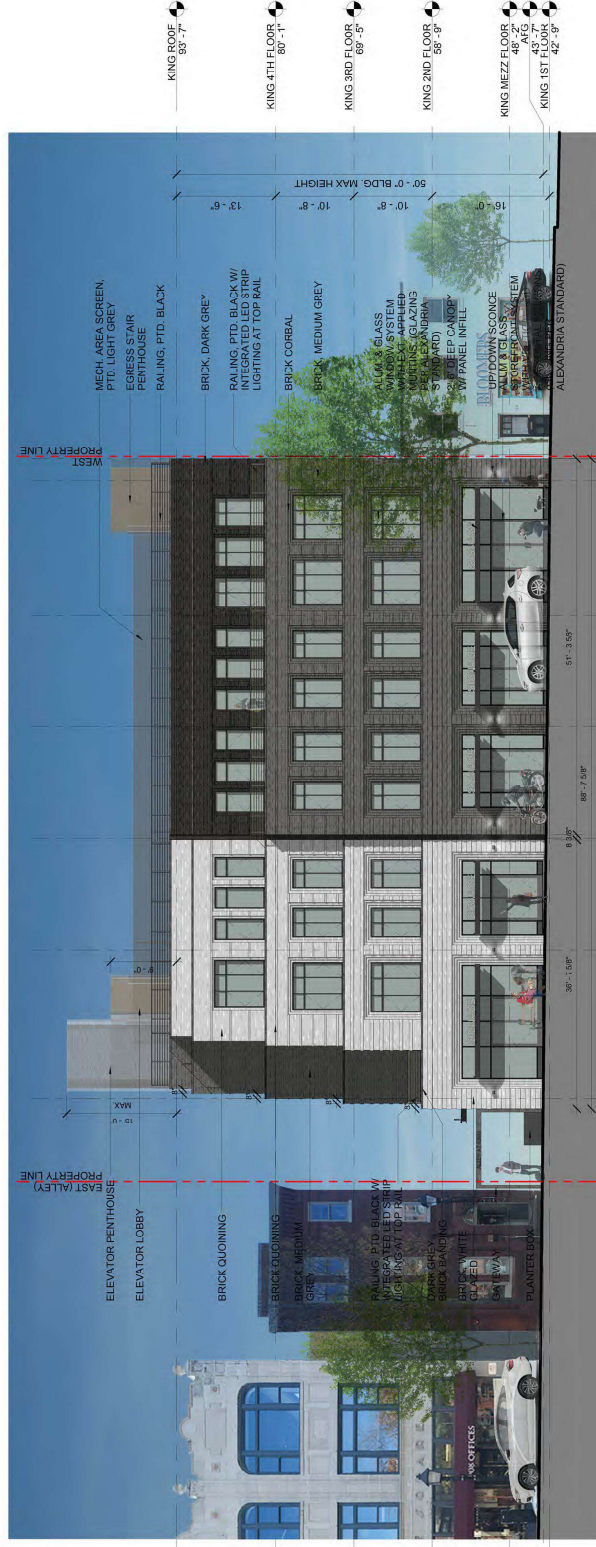
A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

APPROVED		2019-0032	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
PROJECTOR		DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR		DATE	
CITY PLANNING COMMISSION			
DATE RECORDED		DATE	

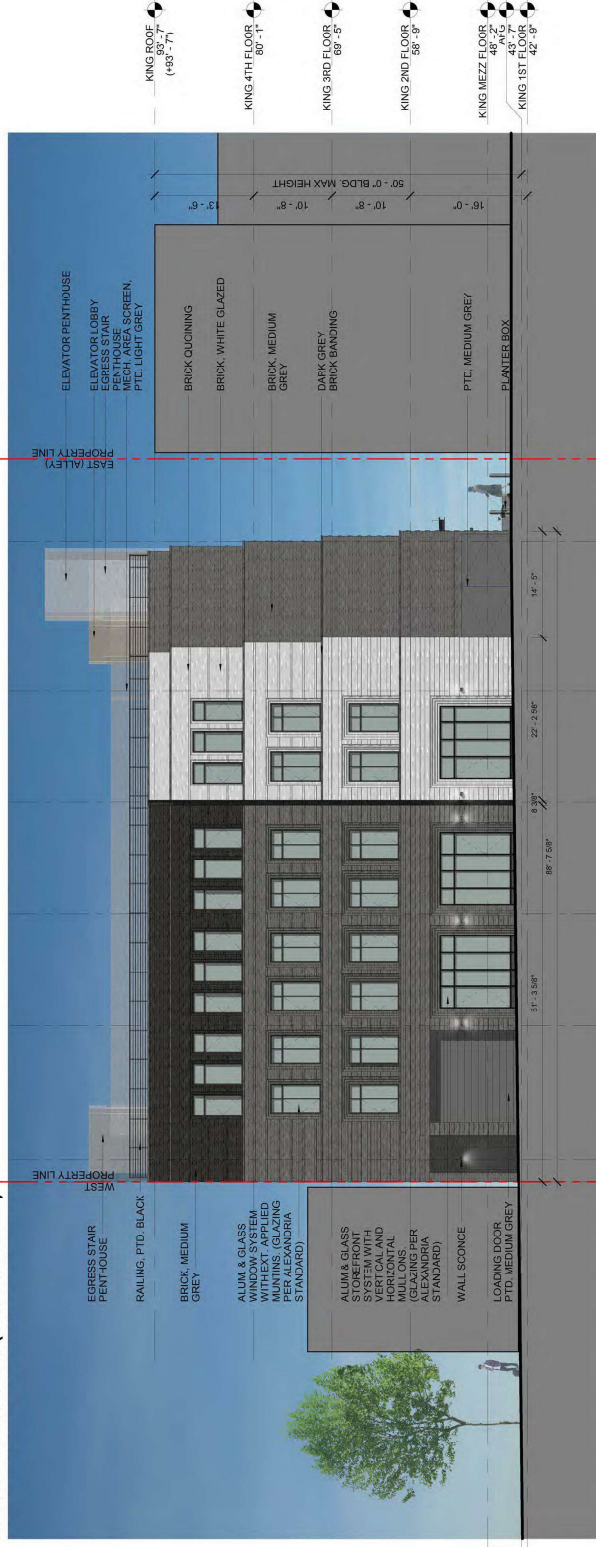
SHEET TITLE:
EXTERIOR ELEVATION -
NORTH & SOUTH

SHEET NUMBER:
A-203

Original drawing is 2" x 36". Scale entities accordingly if reduced.



NORTH ELEVATION (KING STREET)



SOUTH ELEVATION (PUBLIC ALLEY)

26

[illegible]

912-920 KING STREET
Alexandria, VA



Professione Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
C40101257; expiration date 08/31/2020.

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

APPROVED

COMMITTEE OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE _____

CHAIRMAN, PLANNING COMMISSION

CITY OF COVINGTON

DATE _____

OFFICE OF THE CITY CLERK

CITY OF COVINGTON

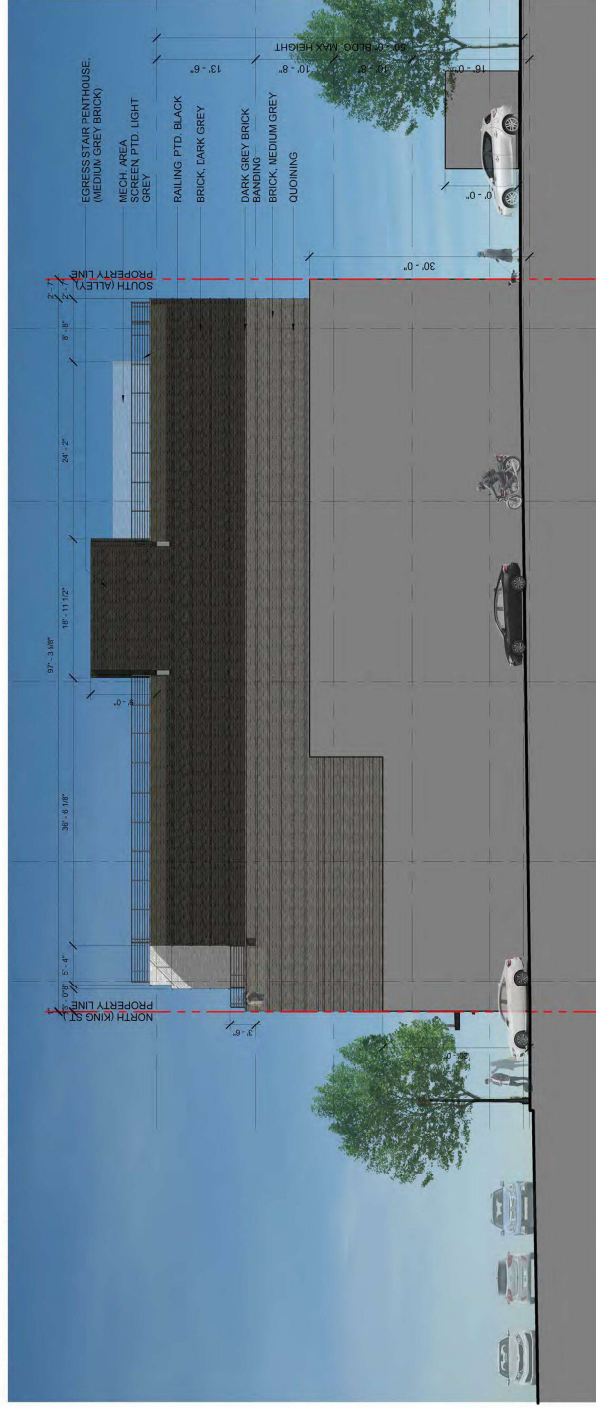
SHEET TITLE:
EXTERIOR ELEVATION -
EAST & WEST

SHEET NUMBER:
A-204

Central America is 2° x 50°. Costa contains approximately 8 national



EAST ELEVATION (PEDESTRIAN ALLEY)



WEST ELEVATION

GALENA CAPITAL PARTNERS
1010 Penderon Street, Alexandria, VA 22314

912-920 KING STREET
Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificate
I hereby certify that the documents were prepared or
approved by me, and that I am a duly licensed architect
in the State of Virginia, License No. 001012512, expiration date 03/31/2015.



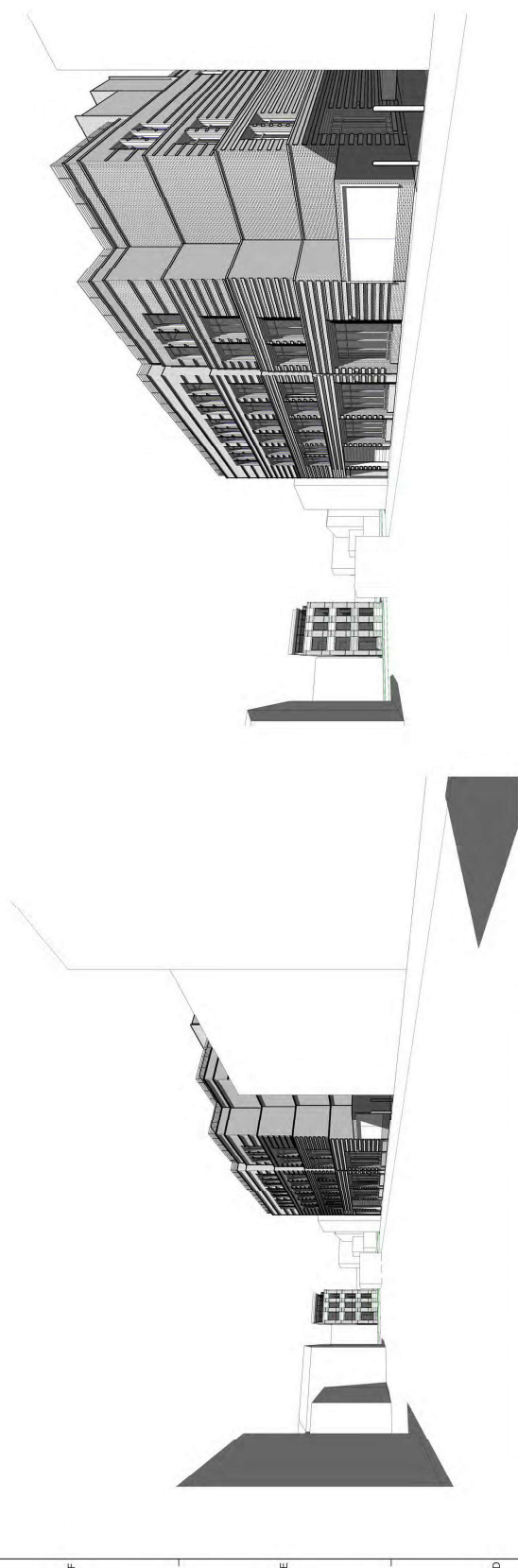
REGISTRATION	
NO.	DATE
12032019	DSUP CONCEPT II
12032019	BAR CONCEPT I
02/26/2020	PRELIMINARY PLAN
03/06/2020	BAR CONCEPT II

AE PROJECT NO. ##-##
DRAWN BY: XX
CHECKED BY: XX

APPROVED
SPECIAL USE PERMIT NO. 2019-0028
DEPARTMENT OF LANDS & SURVEY
DATE RECEIVED
DATE RECORDED
STATEMENT NO.

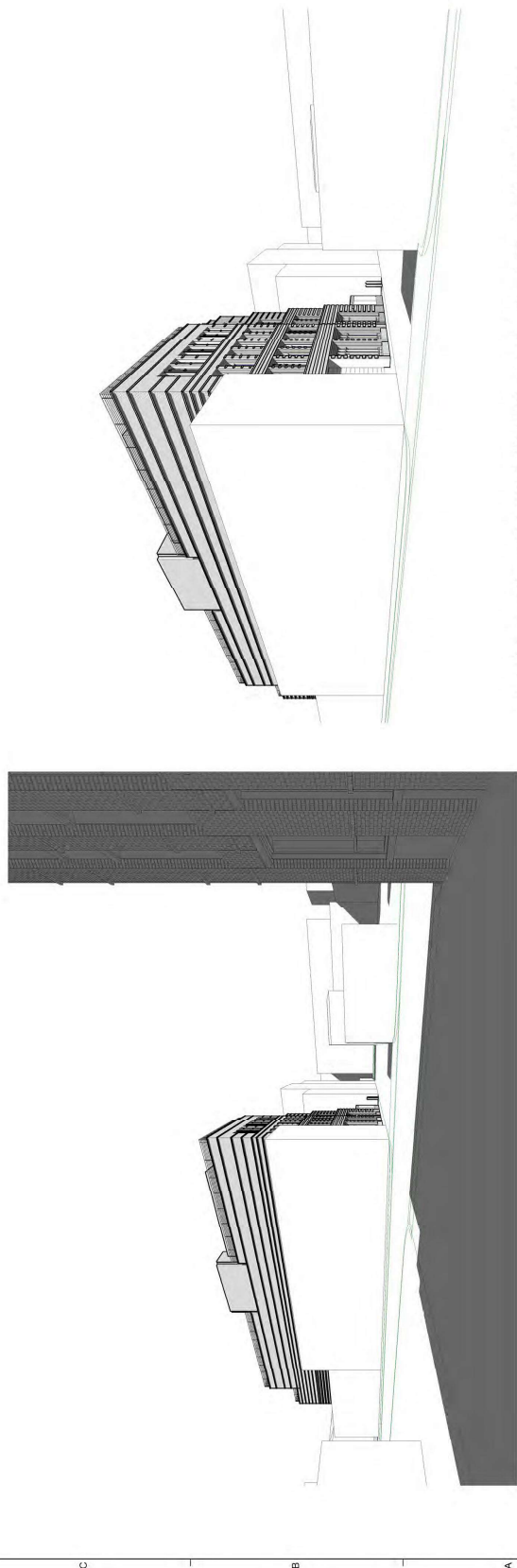
SHEET TITLE:
MASSING STUDIES

SHEET NUMBER:
A-802



D1 STREET VIEW - FROM PUBLIC ALLEY FACING WEST

D5 STREET VIEW - FROM PUBLIC ALLEY FACING WEST



A1 STREET VIEW - FROM DOWNHAM ALLEY FACING EAST

A5 STREET VIEW - FROM CORNER OF S. PATRICK ST. & PUBLIC ALLEY FACING EAST







GCP King Henry
Alexandria, VA

Illustrative Rendering - Patrick Street



GCP King Henry
Alexandria, VA

Illustrative Rendering - Henry Street

From: [Jon Rosenbaum](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Concept on King Street building
Date: Tuesday, May 12, 2020 7:04:08 PM

These constant efforts to break up mass usually lead to what used to be called a hodgepodge . The various Rust Orling buildings are good examples of this, and most are unsuccessful. Frankly the concept 1 presentation is preferable to the latest designs.

H.J. Rosenbaum, Ph.D.
421 North Saint Asaph Street
Alexandria, VA 22314
703-836-7877

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